

This Item #1-rev. supersedes the original Item #1, published in the Central Register on August 2, 2006. Please note an additional Paragraph at the top of page 7, under the heading of "CM at Risk". Also note, the word "may" has replaced the word "will" in two locations in the second-to-final paragraph. No other wording in this Item has been changed.

This is a re-advertisement of DSB06-08, Item #1

**COMMONWEALTH OF MASSACHUSETTS
DESIGNER SELECTION BOARD PROJECT CRITERIA**

DSB LIST # 06-11 **ITEM #** 1-rev. **DSB PUBLIC NOTICE DATE** 9 August 2006

LAST DATE FOR FILING APPLICATION IS: 23 August 2006 at 2:00 PM

The Board recommends applications to be submitted by any of the following firms:

(<input checked="" type="checkbox"/>)	Architect	()	Engineer
(<input checked="" type="checkbox"/>)	Architect/Engineer (A/E)	()	Other:

PROJECT NUMBER: **CSU 04-01 DC1**

PROJECT TITLE: **Roof, Front Deck, and Glazing Repairs, Suffolk Jail and House of Correction**

PROJECT LOCATION: **Boston**

APPROPRIATION SOURCE: **Chapter 245, S.2 of 2002, Chapter 12, S.2 of 1996**

AVAILABLE AMOUNT: **\$9,000,000**

ESTIMATED CONSTRUCTION COST: **\$7,150,000**

TOTAL FEE, excluding reimbursables or any authorized per diem payments, based on scope of work and services authorized if project is completed.

()	Lump Sum Established Set Fee for Study Phase Per M.G.L. C.7, §38G(a)		dollars
(<input checked="" type="checkbox"/>)	Lump Sum Established Set Fee for Final Design Phase Per M.G.L. C.7, §38G(a), based on the approved estimated construction cost in the certified study.	\$457,600	dollars

IMMEDIATE SERVICES AUTHORIZED:

() CERTIFIABLE BUILDING STUDY
() OTHER:

As per M.G.L. C.7, §38I, the selected designer may be appointed by the DCAM Commissioner for continued services as noted below subject to approval by the Designer Selection Board:

(☒) SCHEMATIC PLANS AND OUTLINE SPECIFICATIONS
(☒) DESIGN DEVELOPMENT PLANS AND SPECIFICATIONS
(☒) CONSTRUCTION PLANS AND SPECIFICATIONS
(☒) ADMINISTRATION OF CONSTRUCTION CONTRACT
() OTHER:

MBE/WBE PARTICIPATION:

In accordance with Executive Order #390, DCAM has established minimum goals of 8% MBE participation and 4% WBE participation for the combined value of the study and final design contracts for this project. MBE/WBE goal **must** be met within the list of requested prime and sub-consultants. All applicants must indicate how they intend to meet these goals and will be evaluated on that basis. Further information about the program appears on pages 6-10. Applications from MBE and WBE firms as prime consultant are encouraged.

N.B.: All applications shall be submitted on the form entitled Commonwealth of Massachusetts **DSB 2005 Application Form** as issued by the DSB or said application shall be rejected as being non-responsive. Prime applicant is responsible for all consultants using latest forms. Refer to DSB homepage to download current application forms at http://www.mass.gov/cam/forms/fi_dselectboard.html.

APPROPRIATION LANGUAGE: Chapter 12, S.2 of 1996 "For preparation of plans and specifications, the construction,...reconstruction, repair...for county correctional facilities."

GENERAL SCOPE OF WORK:

In response to identified envelope shortcomings, DCAM seeks a highly skilled and experienced multi-disciplinary consultant team to perform full final design services for correction of roofing, front deck, and glazing deficiencies at two correctional facilities in Boston: the Suffolk Jail at Nashua Street and the Suffolk House of Correction at South Bay. All work must be performed while maintaining normal operations at both facilities.

The detailed Study Report, dated January 27, 2006, with a Addendum No. 2, June 2006, (available for review in the Designer Selection Board Office) determined the following remedial work to address current leakage. Page references are to expanded discussion in the Study Report.

SUMMARY OF STUDY CONCLUSIONS

The study provides an understanding of the condition of the existing low slope roofs at both the Suffolk County Jail (Jail) on Nashua Street, Boston, and the House of Correction (HOC) at South Bay, Boston, and the Entrance Plaza Deck leak (Jail) and provides remedial strategies. Extensive roofs leaks have been observed at both the Jail and HOC and through the Jail Plaza Deck. This study also addresses replacement of the numerous, defective glazing units at both the Jail and the HOC.

Extensive areas of moisture infiltration were reported under the low slope roof surfaces. The low slope roof areas at both facilities are the focus of this project.

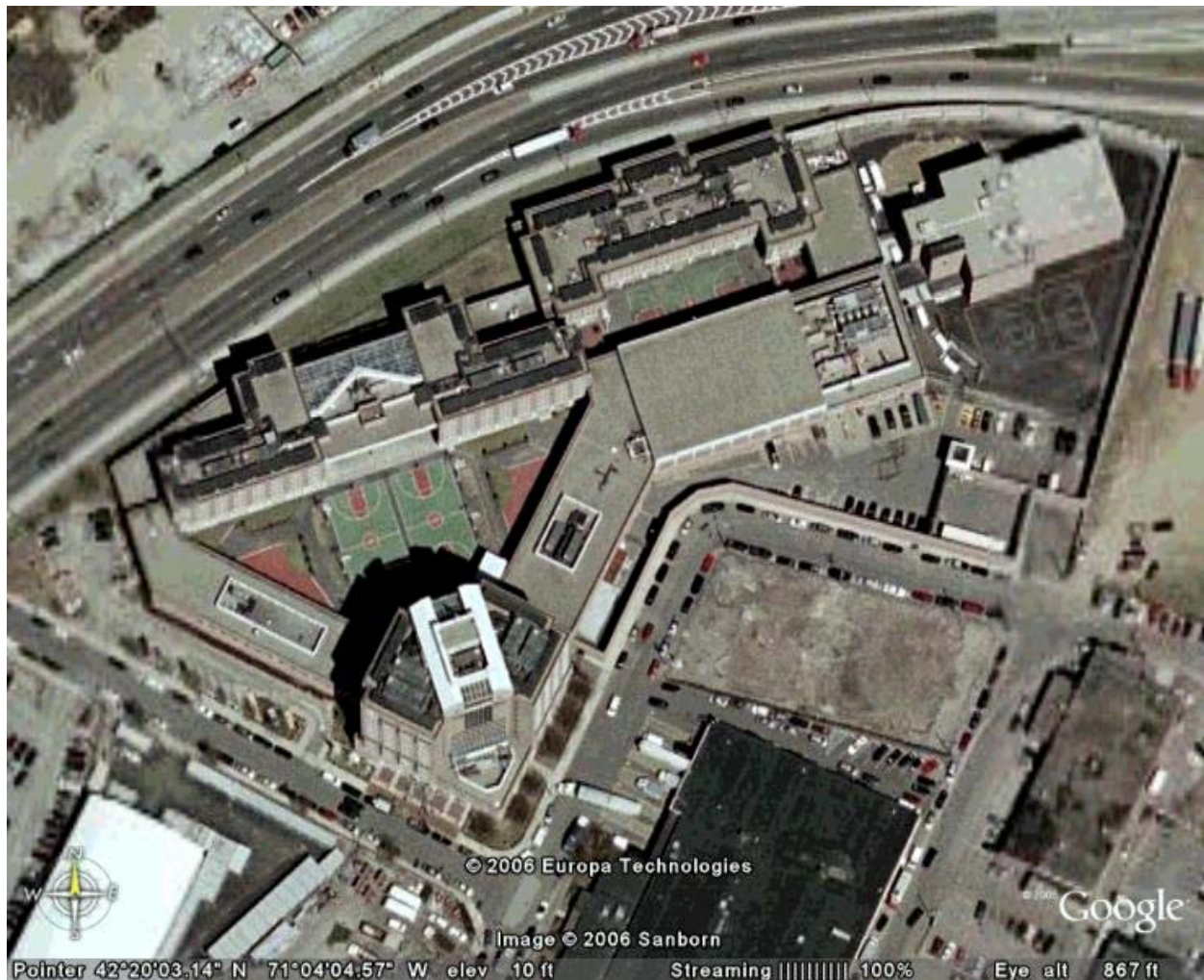
SUFFOLK HOUSE OF CORRECTION (South Bay)

Low Sloped Roof Replacement

All Suffolk House of Correction membrane roofs are to be replaced. Because the roofs of the Buildings 1, 3, and 4 have extensive roof-top equipment, the proposed solution for these buildings includes installation of curbs and light-weight metal enclosures [p.8.] over most equipment in lieu of attempting removal of this equipment; replacement of the roofing membrane and reinstallation of the equipment while maintaining building operations. The structural analysis and detailing will be developed during the final design phase. Mechanical intake and exhaust ducting extensions may be necessary to assure continuous performance of the existing rooftop equipment. The budget cost of these enclosures is included in the Addendum Cost Estimate.

The HOC roof systems are EPDM (rubber) membranes installed with original construction in 1989/1990. The facility is comprised of six (6) primary building areas with additional roof levels within each building. Total roof area is approximately 112,000 square feet. The roof system includes rigid insulation beneath the EPDM membrane, which is supported by cast in place concrete deck. The isocyanurate foam insulation is installed in varying thickness and tapered to create some additional slope to drain. Areas of insulation are soft or "spongy" to foot

pressure indicating moisture contamination. Test cuts of the roof system verified moisture in the roof insulation and visually on the concrete deck as noted in the appendix.



SUFFOLK HOUSE OF CORRECTION (South Bay)

SUFFOLK JAIL (Nashua Street)

Roof Repairs

A lump sum is provided for repair of the Jail roof membrane seams and flashings[p. 8] to prolong the existing roof life for approximately three to five years.

The Jail roof system is an EPDM membrane installed with the original construction of the facility in 1988/1989. The facility is comprised of two (2) main low slope areas, totaling approximately 42,000 square feet, and a center sloped standing seam metal roof area. The low slope roof system includes rigid insulation beneath the EPDM, which is supported by cast in place or steel decks. Thickness of the insulation varies to provide slope to drain. Test cuts of the roof system verified both dry and wet insulation conditions.

Visual evaluations revealed isolated defects, which can be repaired to prolong serviceability of the roof system. Based on the age and apparent general deterioration of the membrane and flashing systems, roof removal and replacement is planned in approximately three (3) to five (5) years with minor, on-going maintenance performed to address moisture infiltration, within the lump-sum allowance.



SUFFOLK JAIL (Nashua Street)

Entrance Plaza Ramp Membrane Replacement

Replacement of the Jail entrance plaza deck membrane and re-installation of the pavers in the vicinity of the entrance ramp is as described on page 9. The front entrance plaza deck at the Jail near the entrance ramp exhibits moisture infiltration into the storage areas below.

Destructive test cuts of the plaza deck verified that the rubberized waterproofing membrane covered with insulation and overburden materials was defective. As the leaks are isolated to the observed defective areas, repairs are be performed to extend the systems service life.

BOTH FACILITIES

Add Alternate #1: Replacement Windows

If the bidding climate is favorable and the construction bid is below the project budget, remaining funds may be used for window replacements, priced as an add alternate.

IMPLEMENTATION PLAN

8 months	Final Design
3 months	advertise, bid and contract Construction Contractor
8 months	<u>Construction Period</u>
19 months	Completed Construction

Tasks to be Performed

- Review of key documents related to the Suffolk Jail and House of Correction including the Study Report and existing drawings provided by the facilities and DCAM.
- Inspection of the existing facilities and leaks.
- Identify other information to be gathered by the designer or others.
- One or more workshop meetings to assess needs and opportunities with DCAM and the Jail/HOC representatives.
- A well-developed statement and presentation of the problems to be addressed in this effort and initial goals and schedules.
- Preparation of a breakdown of the fee into the described tasks with planned allowances for all reasonable contingencies. Management of the scope and services for each task, including but not limited to monthly confirmation of fee management.
- Preparation of a draft Work Plan incorporating goals and objectives and identifying specific tasks, assigned fee breakdown, schedule, deliverables, and required disciplines for each task.
- Review of draft Work Plan by designated project team, revision with approval of final Work Plan by DCAM.

Product: Draft and Final Work Plan

Project Analysis

- A thorough description of the needs with review and comment by all stakeholders.
- Identify additional information to be gathered by the designer or others.
- Develop project strategy to solving the proposed work.
- Document how identified remedial work will meet the project requirements.

Product: Fully developed project analysis with a preliminary cost model

Building Systems Planning

- Develop a plan for building systems to meet the needs identified in the project analysis. Describe systems, supported by analysis and planning objectives. Examine other systems as well. Consideration of options. Where applicable, strong emphasis should be placed on energy efficiency, rigorous cost analysis and effective coordination among disciplines.
- Systems Planning should include an overall plan and a schedule, noting standards and criteria necessary to carry it out. This work shall include sustainable design, capital, operating and life cycle costs as well as feasibility, impact on operations, schedules and phasing.

Product: Draft and Final Building Systems Plan

Inspection and Documentation of Existing Conditions

- Preliminary inspection, documentation, and evaluation of all existing site conditions and spaces for use as a basis for development of the project design and documentation.
- Preparation of an Expanded Existing Conditions Report. This limited documentation report is to include photos, plans and drawings, narrative and quantitative data, which would be a useful resource for the construction contractor and others. This effort may require reimbursable extra services by specialists for inspection, measurement, development and application of appropriate

Product: Draft and Final Site and Expanded Building Existing Conditions Report

DESIGN AND DOCUMENTATION TASKS – GENERAL COMMENTS – *The following items describe general requirements for a typical project and are included here for general reference of the intent of the process.*

1. Start-up Phase: Initial meetings and working sessions to establish problem statement, project scope and schedule. Development of Work Plan for Design Services defining scope task and breakdown of the fee amount, schedule of meetings/workshops and deliverables.
2. Project Development: In consultation with all stakeholders and DCAM develop technical requirements
3. Existing Conditions: Evaluation and documentation of additional factors on and related to the project site which influence the renovation and constructibility. .

GENERAL CONDITIONS OF THIS CONTRACT:

Design Contract

The applicant agrees to execute standard DCAM Contract for Designer's Services, or its successor, without revisions or modifications.

DCAM Procedures

The designer will follow the procedures established in DCAM's Designer Procedures Manual dated June 2005 (http://www.mass.gov/cam/dlforms/DPMD_2005_06.doc). Applicants are urged to review and become familiar with the following supplemental material, which is available on the web at:
<http://www.mass.gov/cam/DSB/index.html>.

Construction Specifications

The designer shall utilize the new DCAM Standard Specification provided at the contract signing.

PMAS

Consultants will be required to use DCAM's electronic web-based Project Management and Accounting System (PMAS) as a repository for all project correspondence, documentation, and project budgeting, and scheduling. No special software is required.

Workshops

DCAM and the Designer will hold periodic workshops to ensure that critical issues are not overlooked and that all team members have an opportunity to contribute their expertise, to anticipate potential obstacles, to identify potential solutions, and to expedite the decision-making process. Attendance by key design team members will be required at all workshops.

Environmental and Other Supplemental Services

DCAM reserves the right to obtain supplemental services through independent consultants who will collaborate with the prime and the project team.

Cost Estimating

Cost estimates, cost models, and estimator participation in the design phases will meet the requirements of the current DCAM *Cost Estimating Manual* and will be submitted in Uniformat II in both Uniformat II to Level 3 and CSI Masterformat in the design phase. The *Cost Estimating Manual* can be found at http://www.mass.gov/cam/dlforms/CEM_Feb06.pdf , and Uniformat II can be found at <http://www.bfrl.nist.gov/oe/publications/nistirs/6389.pdf>.

Building Commissioning

DCAM may include building commissioning as part of this project. An operations and maintenance plan will be produced as a reimbursable expense during the building commissioning phase. The Designer will meet with DCAM's building commissioning agent during design and construction to evaluate design proposals for mechanical systems to ensure maintainability and operational efficiency.

CM at Risk

The construction of this project may be performed utilizing a construction management at-risk (CMAR, sometimes referred to as CM/GC) contract in accordance with MGL Chapter 149A.

CONDITIONS FOR APPLICATION:

Current or updated Master File Brochures must be on file with the Board. Applicants agree to execute the standard DCAM contract for Designer's Services. As a condition of application, each applicant, if selected for the new project, agrees to carry professional liability insurance in an amount equal to 10% of the estimated construction cost of this project in accordance the standard designer's contract, i.e., minimum coverage of \$250,000 up to \$1,000,000 depending on the construction cost. DCAM may seek additional coverage for the selected designer, and if so will bear the cost of the additional coverage.

APPLICATIONS WILL BE EVALUATED BASED ON THE FOLLOWING PRIME AND SUB CONSULTANT PERSONNEL AND EXTENT OF COMPLIANCE WITH MBE/WBE PARTICIPATION GOALS. PLEASE ALSO SEE QUESTION #6 ON DSB APPLICATION 2005.

- | | |
|--|---|
| 1. Architect or Architect/Engineer (as Prime) | 5. Structural Engineer |
| 2. Building Envelope Design Specialist | 6. Specifications Writer (independent consultant required) |
| 3. Mechanical Engineer (HVAC/Fire Protection/Plumbing) | 7. Cost Estimator /Cost Modeler (independent consultant required) |
| 4. Electrical Engineer | |

Where an "independent consultant" is required the Applicant may not provide the services "in house." If the Applicant plans to fulfill any of the other sub-consultant roles, so indicate on the organizational chart. Project Managers for Final Design should be listed separately.

APPLICATIONS WILL BE EVALUATED BASED UPON THE REQUIREMENTS OF M.G.L. Ch. 7 §38F AND WORK LISTED ON DSB APPLICATION 2005 SECTIONS 8, 9 AND 10 WHICH ILLUSTRATES CURRENT QUALIFICATIONS IN THE FOLLOWING AREAS:

- | | |
|--|---|
| 1. Design and specification of complex roofing replacement work of similar size and complexity | 3 MEP retrofit team experience with similar size and complexity including rooftop modifications and penthouses. |
| 2. Experience developing complex mechanical penthouse additions that have aesthetic impact. | 4 Experience conducting group planning meetings, surveys, and analyses with multiple owners representatives |

APPLICANTS PLEASE NOTE

A copy of the most current Application Form and Instructions - **DSB 2005 Application Form** is included with this Notice, and is available for download at http://www.mass.gov/cam/forms/fi_dselectboard.html.

Only complete applications submitted on the **DSB2005 Application Form** will be considered by the Designer Selection Board. Applications that are incomplete or submitted on a form other than **DSB2005**, *may* be rejected as non-compliant and *may* not be considered by the Board.

Applications received at the DSB Office after the advertised deadline will not be considered.